

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
JULY 23, 2015

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick, via videoconference
Steve Aldrich
Karl Mooney
John Nichols, absent
Julie Schultz, via videoconference
James Benham, via videoconference

City Staff:

Kelly Templin, City Manager
Carla Robinson, City Attorney
Chuck Gilman, Deputy City Manager
Tanya McNutt, Deputy City Secretary
Ian Whittenton, Records Management Coordinator

Call to Order and Announce a Quorum is Present

The Regular Meeting of the College Station City Council was called to order by Mayor Berry at 7:09 p.m. on Thursday, July 23, 2015 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, the City Council voted six (6) for and none (0) opposed, to approve the Absence Request by Councilmember Nichols. The motion carried unanimously.

Comments

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Pfc. Analaura Esparza Gutierrez.

Frank Duchmascho, 1004 Woodhaven Circle, stated that he would like to see the bond item for a community center moved to the top of the ballot in the 2015 Bond Election, citing what he feels is significant usage of the current facility and safety concerns.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- **July 9, 2015 Workshop**
- **July 9, 2015 Regular Council Meeting**

2b. Presentation, possible action, and discussion regarding the approval of Resolution 07-23-15-2b, adopting the City's proposed Program Year (PY) 2015-2019 Consolidated Plan and establishment of a Community Development Program as described in Chapter 373 of the Texas Local Government Code.

2c. Presentation, possible action, and discussion on a lease agreement with Wirestar Inc. for lease of City Fiber Optic Cable Facilities.

2d. Presentation, possible action, and discussion regarding awarding the bid and approval of an annual price agreement with BWI Companies, for an amount not to exceed \$94,527; for the annual purchase of athletic field maintenance materials to include fertilizers, chemicals, pesticides, herbicides, winter over-seed, infield material, grass seed and turf amendments.

2e. Presentation, possible action, and discussion regarding the approval of Resolution 07-23-15-2e, adopting the City's proposed Program Year (PY) 2015 Annual Action Plan and Community Development Budget.

2f. Presentation, possible action, and discussion on a bid award for the purchase of six 145kV potential transformers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$50,922 to Instrument Transformer Equipment Corp.

2g. Presentation, possible action, and discussion on Semi-Annual Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.

2h. Presentation, possible action, and discussion authorizing the payment of Retention and Expansion, and Payroll Grants in a total amount of \$45,000 to Reynolds & Reynolds.

2i. Presentation, possible action, and discussion regarding the rejection of all proposals received for Aquatics Management Services, RFP 15-039.

Item 2c was pulled from the agenda and not considered.

MOTION: Upon a motion made by Councilmember Aldrich and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda, less item 2c. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3674, vacating and abandoning two public utility easements located at 2045 Jones Butler Road as follows: A 0.167 acre portion of a 20-foot wide public utility easement as recorded in Volume 5282, Page 221 of the Deed Records of Brazos County, Texas and a 94 square foot public utility easement as recorded in Volume 6961, Page 201 of the Deed Records of Brazos County, Texas.

Carol Cotter, Assistant City Engineer, stated that these two easement abandonments accommodate future development of the subject property in accordance with the approved Planned Development District (PDD) zoning. The City has received a temporary blanket easement for the entire site which will continue to provide access to public and private utilities until infrastructure is removed and relocated at the owners' expense and a new public utility easement is granted with the future site development.

Staff recommends approval.

At approximately 7:16 p.m., Mayor Berry opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:16 p.m.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Aldrich, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2015-3674, vacating and abandoning two public utility easements located at 2045 Jones Butler Road as follows: A 0.167 acre portion of a 20-foot wide public utility easement as recorded in Volume 5282, Page 221 of the Deed Records of Brazos County, Texas and a 94 square foot public utility easement as recorded in Volume 6961, Page 201 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion approving Ordinance 2015-3675, vacating and abandoning three public utility easements and an access & public utility easement located at 2315 & 2317 Texas Avenue South: a 20 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, a 5 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, a 10 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, and a 10-foot wide access and public utility easement recorded in Volume 488, Page 519 of the Deed Records of Brazos County, Texas.

Carol Cotter, Assistant City Engineer, stated that these easement abandonments will accommodate future development of the subject property in accordance with the approved Multi-Family (R-4) zoning. There are no public or private utilities in the subject portion of easement to be abandoned, and staff recommends approval.

At approximately 7:20 p.m., Mayor Berry opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:20 p.m.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Aldrich, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2015-3675 vacating and abandoning three public utility easements and an access & public utility easement located at 2315 & 2317 Texas Avenue South: a 20 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, a 5 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, a 10 foot wide public utility easement recorded in Volume 6112, Page 149 of the Deed Records of Brazos County, Texas, and a 10-foot wide access and public utility easement recorded in Volume 488, Page 519 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3676, amending Chapter 12, Unified Development Ordinance, Section 12-3.16, "Development Review Procedures, Conditional Use Permit" for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street.

Jessica Bullock, Planning and Development, reported that this request is for a Conditional Use Permit use only, to allow multi-family on the entire first floor of the Lofts at Wolf Pen Creek. In 2007, the City Council approved a CUP on the subject property permitting multi-family on the first floor of the development with the condition that at least 9,000 square feet of retail / restaurant use be retained.

The Planning and Zoning Commission considered this item at their July 2 meeting and voted 4-0 to recommend approval of the rezoning to allow multi-family use on the entire first floor of the Lofts at Wolf Pen Creek. Staff recommends approval with the condition that at least 4,500 square feet of commercial space be retained on the first floor.

At approximately 7:53 p.m., Mayor Berry opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 7:53 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, the City Council voted five (5) for and one (1) opposed, with Councilmember Schultz voting against, to adopt Ordinance 2015-3676 amending Chapter 12, Unified Development Ordinance, Section 12-3.16, "Development Review Procedures, Conditional Use Permit" for multi-family on the first floor in the WPC Wolf Pen Creek District, more specifically for The Lofts at Wolf Pen Creek, consisting of approximately 7.4 acres of The Lofts-WPC, Block 1, Lot 1, and A004601 M Rector (ICL) Tracts 54.1, located at 614 Holleman Drive East, more generally located at the southwest corner of Holleman Drive East and Dartmouth Street. The motion carried.

4. Presentation, possible action, and discussion regarding the citizen appointment to the Research Valley Partnership Board of Directors.

Aubrey Nettles, Special Projects Coordinator, explained that this appointment is to replace one of three College Station appointees to the RVP Board of Directors. The seat is currently held by Tedi Ellison. The appointment is for a three year term that will conclude in May 2018.

MOTION: Upon a motion made by Councilmember Benham, and a second by Councilmember Mooney, the City Council voted six (6), for and none (0) opposed, to appoint Jim Jeff to the RVP Board of Directors. The motion carried unanimously.

5. Adjournment.

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:05 p.m. on Thursday, July 23, 2015.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION
Home of Texas A&M University

College Station City Council Workshop & Regular Agenda

Sign In Sheet

Thursday, July 23, 2015 at 4:30 & 7:00 p.m.

City Hall Council Chamber

Mayor

Nancy Berry

Mayor Pro Tem

Blanche Brick

Manager

Kelly Templin

Council Members

Steve Aldrich

Karl Mooney

John Nichols

Julie Schultz

James M. Benham

| | Name | Address | Email or Phone No. |
|-----|------------------|-----------------------------------|--------------------|
| 1. | Wayne T. Rife | 3205 Emil Rudder, Fwy 5, CS 77845 | (979) 485-8100 |
| 2. | Jody Slaughter | 2800 South Texas Ave | 979-268-2000 |
| 3. | Stephanie Morris | 500 Inman St. Dutton, TX 710205 | (312) 273-4117 |
| 4. | | | |
| 5. | | | |
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Note this not a Hear Visitors form To speak on a particular item please file out the Citizen
Speakers Form next to sign in sheet.



Absence Request Form For Elected and Appointed Officers

Name John Nichols

Request Submitted on 7/10/15

I will not be in attendance at the meeting of July 23, 2015
(Date)

for the reason(s) specified:

Family travel & Business out
of town.

Signature [Signature]

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to the meeting date.



Citizen Comment
PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 03/21/1938
MM/DD/YY

**** Please PRINT all information ****

Name: FRANK DUCHMASCHLO Phone: 979-846-0575

Address: 1004 Woodhaven Cr

Email: DuchmaschF@YMAI Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING
(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.);
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. (Time cannot be transferred to another speaker.)

Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. See reverse side for additional rules.

MAIL, FAX OR EMAIL COMPLETED FORM TO:

City of College Station
City Secretary's Office – City Hall
1101 Texas Avenue, College Station, Texas 77840
Fax: 979-764-6377
Email: smashburn@cstx.gov

OFFICE USE ONLY:
(# in which received)

1



CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: _____

07/23/15
MM/DD/YY

**** Please PRINT all information ****

Name: Ben Roper Phone: 979-777-0382
Address: 5449 Prairie Dawn Ct, College Station
Email: broper0001@hotmail.com Comments: ☐ WRITTEN ☒ ORAL
Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

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2



PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 7/23/15
MM / DD / YY

**** Please PRINT all information ****

Name: Wayne T. Rife Phone: (979) 485-8115

Address: 3205 Earl Rudder Hwy, S; C.S. Tx 77848

Email: w.rife@wifo.law.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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1



PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____

07/23/2015
MM / DD / YY

**** Please PRINT all information ****

Name: Jody Slaughter Phone: 979-268-2000

Address: 2800 South Texas Ave

Email: Jody.Slaughter@oldhamgoodwin.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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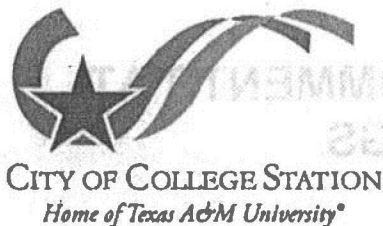
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OFFICE USE ONLY:
(# in which received)

2



PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 07/23/15
MM/DD/YY

**** Please PRINT all information ****

Name: STEPHANIE MORRIS Phone: (312) 273-4117

Address: 500 INMAN ST. DENTON, TX 76205

Email: SMORRIS@THESCIONGROUP.COM Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 3

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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